

**Elaina Cano**  
**San Luis Obispo**  
**County Clerk-Recorder**  
Main Office: (805) 781-5080  
Atascadero: (805) 461-6041  
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**Receipt: 26-5805**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
FISH	FISH AND WILDLIFE FILING	\$81.00
	# Pages	7
	Document #	40-02242026-043
	Document Info:	SAN LUIS OBISPO COUNTY
	Filing Type	NOE
<hr/>		
<b>Total</b>		<b>\$81.00</b>
Tender (On Account)		\$81.00
Account#	CTY	
Account Name	JE except TX & DSS	
Customer Name	SETTING	
Balance	\$1,608.00	

PLEASE KEEP FOR REFERENCE

**2/24/26 4:12 PM MMaltby**  
**San Luis Obispo**



State of California - Department of Fish and Wildlife  
**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER: 40-02242026-043
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO COUNTY	LEAD AGENCY EMAIL aknighton@co.slo.ca.us	DATE 02/24/2026
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO		DOCUMENT NUMBER

PROJECT TITLE  
BSR VESTING TENTATIVE PARCEL MAP; C-SUB2025-00001; ED25-0245

PROJECT APPLICANT NAME GLENN SETTING	PROJECT APPLICANT EMAIL rocky93402@gmail.com	PHONE NUMBER (805) 550-8565
PROJECT APPLICANT ADDRESS 1945 SOLANO STREET	CITY LOS OSOS	STATE CA
		ZIP CODE 93402

PROJECT APPLICANT (Check appropriate box)

Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,227.50 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND)(ND) \$3,043.75 \$ \_\_\_\_\_
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,437.25 \$ \_\_\_\_\_

- Exempt from fee
  - Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ \_\_\_\_\_
- County documentary handling fee \$ \_\_\_\_\_ \$81.00
- Other \$ \_\_\_\_\_

PAYMENT METHOD:

- Cash   
  Credit   
  Check   
  Other
- TOTAL RECEIVED \$81.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Michelle Maltby, Deputy County Clerk-Recorder
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Filed in County Clerk's Office  
 Elaina Cano  
 San Luis Obispo - County Clerk-Recorder  
**40-02242026-043**  
 02/24/2026  
 FISH  
 Pages: 7  
 Fee: \$ 81.00  
 By M Maltby, Deputy



Notice of Exemption/General Rule Exemption

Project Title and No.: BSR Vesting Tentative Parcel Map; C-SUB2025-00001; ED25-0245

Project Location (Specific address [use APN or description when no situs available]:
1939 Pecho Road & 1915 Solano Street, Los Osos
APN: 074-121-005

Project Applicant/Phone No./Email:
Glenn Setting, 805-550-8565
Rocky93402@gmail.com
Applicant Address (Street, City, State, Zip):
1945 Solano Street
Los Osos, CA 93402

Description of Nature, Purpose, and Beneficiaries of Project:

A request by BSR, a general partnership, for a Vesting Tentative Parcel Map (C-SUB2025-00001 / CO 25-0007) to subdivide an existing approximately 4.85-acre parcel into two parcels measuring 4.52 acres and 0.33 acres. The subdivision proposes to separate an existing single-family residence from the existing golf course, pro shop and associated accessory structures. No new construction or site disturbance is proposed. The proposed project is within the Residential Single-Family land use category and is located at 1939 Pecho Road (APN: 074-121-005) within the community of Los Osos. The site is in the Estero Planning area of the Coastal Zone.

Baseline Conditions

The project parcel consists of approximately 4.85 acres in the Residential Single-Family land use category in the community of Los Osos. Existing uses of the parcel include a single-family residence, golf course (pro shop, hole and parking lot), sewer pump station, and water well. Vegetation onsite includes grasses, forbs, chaparral, landscaping shrubs and trees, cypress and eucalyptus trees, and wetland and riparian vegetation. The site is gently sloping to level (3% average slope). The project parcel fronts Pecho Road, Skyline Drive and Solano Street. Water services will continue to be supplied by Golden State Water Co. and sewer services will continue to be supplied by the Los Osos Wastewater Recycling Facility (Public Works- CSA 9).

Surrounding land uses include other residential single-family dwellings.

Name of Public Agency Approving Project: County of San Luis Obispo

Exempt Status/Findings: This project is covered by the "General Rule" or "Common Sense" exemption that the California Environmental Quality Act (CEQA) applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption].

The project is the subdivision of a 4.85-acre parcel in the Residential Single-Family land use category into two parcels of 4.52 acres and 0.33 acres. The purpose of the subdivision is to separate an existing single-family residence from an existing golf course use. No new uses, construction or site disturbance is proposed as part of this subdivision. The project is not located in an area which may have an impact on an environmental resource of hazardous or critical concern which is designated, precisely mapped and officially adopted by a federal, state or local agency. The site is not located within a mapped Archaeologically Sensitive Resource Area

(ASA), the site is not located within a mapped wetland area and is not located within a mapped Sensitive Resource Area. A focused portion of the site is located within a mapped 100-year flood zone (along the northern-most property line, measuring approximately 0.08 acres in area, and projecting approximately 25 feet into the property). During the prior development of the parcel (specifically through land use permit D870061D) the wetland and riparian habitat areas were delineated. The wetland and riparian vegetation is protected by an existing recorded open space easement, scenic preservation easement and water quality monitoring program (DOC 1993-082100). The proposed project is limited to a Parcel Map which will not result in new site disturbance or create the potential for additional density/intensity, as the resulting two-lot subdivision will remain within the Residential Single-Family land use category. Therefore, no environmental effects are anticipated as a result of the subdivision. A prior archaeological survey was conducted on the project site, which resulted in no findings (Sawyer, 1987). Further, there are no unusual circumstances surrounding the project. The location of the proposed project is not within any hazardous waste sites compiled pursuant to Gov. Code § 65962.5. The proposed project does not involve or does not cause a substantial adverse change in the significance of a historical resource as there are no historical structures onsite.

**Reasons why project is exempt:**

The following is an overview of the relevant environmental issue areas that were considered in this determination.

Aesthetic and Visual Resources:

The site is currently developed and is situated between a currently developed golf course and residential neighborhood, with Morro Bay located north of the site. There will be no impacts to scenic resources such as rocks, trees or historic buildings. The proposed project is limited to a Parcel Map which will not result in new site disturbance or create the potential for additional density/intensity, as the resulting two-lot subdivision will remain within the Residential Single-Family land use category. Therefore, no environmental effects are anticipated as a result of the subdivision. The applicant requests an adjustment to underground utilities on the project parcel. The existing utility pole located on the northwest corner of Pecho Road and Skyline Drive currently supports a mounted streetlight. If utilities were required to be undergrounded, a streetlight of similar size and mass would need to be reconstructed in the same location to provide illumination for pedestrians, cyclists, and motorists. The project does not propose any new sources of lighting. Additionally, utilities in the surrounding neighborhood are not underground. Therefore, impacts to aesthetic and visual resources will be less than significant.

Biological Resources

No new uses, construction or site disturbance is proposed as part of this subdivision. The site is not located within a mapped wetland area and is not located within a mapped Sensitive Resource Area. A focused portion of the site is located within a mapped 100-year flood zone (along the northern-most property line, measuring approximately 0.08 acres in area, and projecting approximately 25 feet into the property). During the prior development of the parcel (specifically through land use permit D870061D) the wetland and riparian habitat areas were delineated. The wetland and riparian vegetation is protected by an existing recorded open space easement, scenic preservation easement and water quality monitoring program (DOC 1993-082100). No other sensitive habitat exists onsite. The site is not located within the Los Osos Priority Conservation Area (LOPCA). The subdivision will not interfere with sensitive animal species and does not conflict with the provisions of any habitat conservation plans. Therefore, no impacts to biological resources will occur.

Cultural Resources / Tribal Cultural Resources

The site is not located within a mapped Archaeologically Sensitive Resource Area (ASA). A prior archaeological survey was conducted on the project site, which resulted in no findings and no recommendations for further

investigation or monitoring (Sawyer, 1987). Since no construction or site disturbance will occur as part of this subdivision, there will be no impacts to cultural or tribal resources.

#### Hydrology and Water Quality and Wastewater

No new drainages or impervious surfaces will be constructed for this subdivision. A water quality monitoring program is already in place to protect the wetland and riparian area located in the northern portion of the site.

Water services will continue to be provided by Golden State Water Co. and sewer services will continue to be provided by the Los Osos Wastewater Recycling Facility (Public Works- CSA 9). Preliminary continue to serve letters have been obtained for both water and sewer services. Final will-to-serve documentation for water and sewer services will be required prior to final map recordation. Based on the existing water quality monitoring program and availability of water and sewer services, the project will have less than significant impacts to hydrology, water quality, and wastewater.

#### Population and Housing

The project proposes to subdivide an existing 4.85 acre parcel into two parcels within the Single-Family land use category- Parcel 1 would measure 4.52 acres and Parcel 2 would measure 0.33 acres. Parcel 1 consists of an existing single-family residence and Parcel 2 consists of a golf course (pro shop, hole and parking lot), sewer pump station, and water well. If subsequent development were proposed following Parcel Map recordation, development would be subject to a land use permit/Coastal Development Permit and environmental review since the site is located within the Coastal Appealable Zone (development between the sea and the first public road) and would be limited based on requirements of the Estero Area Plan, Coastal Zone Land Use Ordinance, Los Osos Community Plan, Los Osos Habitat Conservation Plan, Coastal Policies and other development rules and regulations and existing uses on site along with site constraints such as recorded open space easement, utility easement(s), setbacks, and other factors<sup>1</sup>. Therefore, there are no reasonably foreseeable impacts to population and housing as a result of the Parcel Map.

#### Transportation and Traffic

Per the Public Works referral response letter, Solano Street and Skyline Drive are identified in the 2016 County Bikeways Plan as Class 3 bikeways. Therefore, road widening improvements are not required for compliance with the plan since the bikeways are existing. The project is conditioned to pay Road Improvement Fees, as applicable. Curb, gutter and sidewalk (CGS) improvements exist on Skyline Drive and Solano Street. The applicant may be required to reconstruct, repair and/or upgrade deteriorated improvements to conform to ADA requirements and Public Improvement Standards along these two frontages. The applicant requests an adjustment to curb, gutter and sidewalk (CGS) improvements on Pecho Road. Pecho Road and the adjacent Cuesta-by-the-Sea Tract to the west do not have any sidewalks. Construction of sidewalks on Pecho Road along the project frontage would not connect to any existing sidewalks and is not identified in any applicable plans. There will be no changes to frontages of the project site from existing conditions. Therefore, there will be no impacts to transportation and traffic.

#### Other CEQA Issue Areas

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Requirements of the LOHCP, GMO and Title 19 would be addressed in the future if the applicant were to apply for a land use permit application involving site disturbance, new structures/uses and/or if work were to necessitate a construction permit.

In addition, based on the project description, baseline conditions, and analysis of the project's potential environmental impacts, the project will have less than significant or no impacts relating to the following:

- Agricultural Resources
- Air Quality
- Geology and Soils
- Hazards and Hazardous Materials
- Energy
- Greenhouse Gas Emissions
- Land Use and Planning
- Mineral Resources
- Public Services
- Recreation
- Utilities and Service Systems
- Wildfire
- Cumulative

Conclusions

As conditioned, the project will conform to the applicable General Plan and Area Plan standards, and no mitigation measures are necessary to address the environmental impacts associated with the proposed project. Therefore, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect, and the project is exempt from CEQA.

**Additional Information:** Additional information pertaining to this notice of general rule exemption may be obtained by reviewing the second page of this document and by contacting the Environmental Coordinator, 976 Osos St., Rm 200, San Luis Obispo, CA 93408 (805) 781-5600.

## Notice of General Rule Exemption

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### Project Title and No.: BSR Vesting Tentative Parcel Map C-SUB2025-00001; ED25-0245

Pursuant to section 15061 of the State California Environmental Quality Act (CEQA) Guidelines, the preliminary review of a project includes a determination as to whether a project is exempt from CEQA. This checklist represents a summary of this project's review for exemption.

	<u>YES</u>	<u>NO</u>
1. Does this project fall within any exempt class as listed in sections 15301 through 15329 of the State CEQA Guidelines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Is there a reasonable possibility that the project could have a significant effect on the environment due to unusual circumstances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Is the project inconsistent with any Federal, State, or local law or administrative requirement relating to the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will the project involve substantial public controversy regarding environmental issues?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Does the project have the potential to achieve short-term environmental goals to the disadvantage of achieving long-term environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Does the project have adverse impacts which are individually insignificant, but cumulatively significant? Cumulatively significant means that the incremental effects of an individual project are substantially adverse when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

On the basis of this initial evaluation, I find that the proposed project does not have the potential to cause a significant effect on the environment and is therefore exempt from CEQA.

**Lead Agency Contact Person** Andy Knighton ([aknighton@co.slo.ca.us](mailto:aknighton@co.slo.ca.us)) **Telephone** 805-781-4142

<b>If filed by applicant:</b> 1. Attach certified document of exemption finding 2. Has a notice of exemption been filed by the public agency approving the project? Yes <input type="checkbox"/> No <input type="checkbox"/>
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Signature: *Andy Knighton* Date: 2/2/2026

Name: Andy Knighton Title: Planner II

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On February 2nd, 2026 the project was approved by:

- Board of Supervisors       Subdivision Review Board       Other  
 Planning Commission       Planning Dept Hearing Officer